

Eagle Ridge Property Owners Association, Inc.

Agenda for ERPOA Board Meeting for December 1, 2014

Good evening and welcome to all property owners and guests to the Eagle Ridge Property Owners Association Board Meeting. With the exception of the Annual Budget discussion I am asking that all other comments and questions from the audience be held near the end of the meeting where “Residents Comments” are requested on the agenda.

Roll call to establish the existence of a Quorum:

Hewitt B. McCloskey, Jr., President	Present: <u> X </u>	Absent: <u> </u>
Steve Norris, Vice President	Present: <u> X </u>	Absent: <u> </u>
Peter Van Leeuwen, Sect./Treasurer	Present: <u> X </u>	Absent: <u> </u>
Bill Barnes, Director	Present: <u> </u>	Absent: <u> X </u>

Request a motion to approve the Meeting Minutes of November 3, 2014

First motion to approve the 11/ 3/14 minutes: Peter Van Leeuwen

Second motion to approve the 11/3/14 minutes: Steve Norris

All approved. Motion passed

Treasurer’s Report: Peter Van Leeuwen Monthly summary of Accounts for November, 2014

Current end of month balances to November 30, 2014	85,242.75
ERPOA Bank of American Accounts Balance	
Business Savings 7890	2,654.20
Business Checking 1247	15,756.62
12 month CD-1384 (01/13/2014)	closed
48 month CD 7985 (09/19/2015)	61,831.93
Reserved Accounts 3976	5,000.00
Total as of November 30, 2014	85,242.75

Presentation of the 2015 Budget :

Accounts	2014 Budget	2015 Budget	Variance from 2014
INCOME			
Annual Dues (net)	\$127,104.00	\$146,780.00	\$19,676.00
Estoppel Fees	2,300.00	2,500.00	200.00
Interest income	600.00	400.00	-200.00
Directory Advertising	1,500.00	1,000.00	-500.00
Late Fees		1,150.00	1,150.00
Other Income		1,045.00	1,045.00
Transfer fees		1,540.00	1,540.00
Total Income	131,504.00	154,415.00	22,911.00
EXPENSES			
Insurance	8,300.00	8,700.00	400.00
Commercial		3,250.00	
Crime		430.00	
Directors/Officers		3,480.00	
Umbrella		1,540.00	
LEGAL	28,000.00	30,800.00	2,800.00
OPERATING	20,950.00	26,443.00	5,493.00
Accounting Services		590.00	
Administrative		8,150.00	
Annual Report-State of Florida		65.00	
Civil engineering Services		7,218.00	
Contingency (new)		3,800.00	
Meeting Room Rental		215.00	
Mileage Reimbursement		405.00	
Office Supplies		3,650.00	
Other Operating Expenses		1,350.00	
Postage & Delivery		630.00	
Website Site Expense		370.00	
PROPERTY MAINTENANCE	68,050.00	64,910.00	-3,140.00
Aquatic Services		2,395.00	
Conservation Maintenance		3,800.00	
Electrical Work		605.00	
Fertilizer Application		3,110.00	
Irrigation Maintenance		1,310.00	
Landscape Beautification		3,440.00	
Landscape Maintenance		22,255.00	
Landscape Mulching		6,780.00	
Mailbox/Lamppost Supplies		2,990.00	
Pest Control-Lawn		2,995.00	
Pest Control-Shrubs		2,870.00	
Residential Maintenance		4,150.00	
Tree Trimming		8,130.00	
UTILITIES	1,350.00	1,270.00	-80.00
Electrical Service		775.00	
Telephone Service		495.00	
Total Expenses	126,650.00	132,123.00	5,473.00
Total Reserves	5,000.00	22,290.00	17,290.00
Total Expenses & Reserves	131,650.00	154,413.00	22,763.00
Proposed 2015 Annual Dues			
Single Family residences/Lots		285.00	
Condominiums		160.00	

Reserve Account for 2015

Asset	Est. Life	Yrs	Est. Remaining Life	Replacement Cost	Est. Bal. as of 1/1/15	Remaining Funding	2015 Funding Requirement
Landscaping (175 trees x 400)	40	1995	20	70,000.00	3,500.00	66,500.00	3,325.00
Mailbox & Lamp Replacement	35	1995	15	6,000.00	.00	6,000.00	400.00
Storm Drainage Replacement	30	1990	10	150,000.00	.00	150,000.00	15,000.00
Entry Monument Signs (2)	35	1995	15	25,000.00	1,500.00	23,500.00	1,565.00
Custom Street Signs	30	2010	25	25,000.00	.00	25,000.00	1,000.00
Deferred Maintenance	10	N/A	N/A	10,000.00	.00	10,000.00	1,000.00
Total				286,000.00	5,000.00	281,000.00	22,290.00

Motion to accept the budget with minor modification was requested by Hewitt McCloskey:

First motion to accept budget: Steve Norris

Second motion to acct budget; Peter Van Leeuwen

All in favor, (3-0); motion passed.

Presidents Report: Hewitt McCloskey, Jr.

1. Ongoing meetings with Lee County, Civil Engineer and attorneys concerning the existing storm drainage system. I estimate it will take two more months to conclude the drainage report. (More detail of meeting and progress of drainage study to be discussed by Steve Norris)
2. Two more Queen Palms have died and will need to be replaced.
3. Volunteers are needed to help with the tree trimming which should be done on this Saturday, December 6, 2014.
Leslie Howard has offered her pickup truck to pick up the tree on Saturday, December 6, 2014.
4. Proposal for raising the Estoppel fee from \$50.00 to \$100.00. The Board attended a seminar for HOA at our attorneys' offices. They discussed estoppel fees and they varied from \$100 to \$150 with some going as high as \$600. Peter Van Leeuwen recommended an increase of the estoppel fee from \$50 to \$100.
A Motion to increase estoppel fee from \$50 to \$100 was made by Hewitt McCloskey.
First motion to accept increase: Steve Norris
Second motion to accept increase: Peter Van Leeuwen
All in favor, (3-0)
Motion passed.

Vice Presidents Report: Steve Norris

1. Steve Norris presented a more detailed discussion of storm drainage study by DEI Civil Engineers and Planners
2. The County was very congenial throughout our meeting.
3. Our Engineers were right on point. We had internal pictures taken of all the pipes.

4. There were several drainage lines that were not specified, but our Engineer and attorney are asking the County to address this issue. Some were for Eagles Lakes.
5. They have a machine that will clean out the blockage. We have clogged pipes that will be cleaned out by the County.
6. We'll go to the Golf Course and suggest they also clean out the pipes on Holes # 2 and # 4, so they won't flood in the future.

Directors Report: Bill Barnes

1. Report on Leadership Meeting chaired by Bill Barnes held at the Eagle Ridge Golf Club on November 13, 2014. Bill wanted to thank everyone who attended the meeting.
2. Progress on Mailbox Committee maintenance and repairs chaired by Bill Barnes. All the mailboxes at present have been repaired. Ed Schuler has found a possible source for the mailbox replacements.
3. Peter gave a brief summary on the HOA seminar attended by three Board members on Thursday evening, November 6, 2014.

Committee Reports:

Architectural Control Committee: Steve Norris

1. Summary of Property submissions reviewed and approved or pending approval for the month of November 2014.
 1. 14634 Aeries Way New roof approved
 2. 14703 Triple Eagle New pool pending easement relocation
 3. 7727 Eagles Flight New hot tub and lanai expansion
 4. 14708 Triple Eagle New pool pending easement relocation
 5. 14701 Eagles Lookout New hot tub and lanai expansion

Block Captains Committee: Connie Hope

1. We will be putting together the ERPOA Directory for 2015/2016. We still hope to have it finished and ready for distribution by late February or early March, 2015.
2. We are looking for advertising from people in the community to defray the cost of the directory.
3. All Block Captains need to make sure that their lists are correct and up to date, so that the directory can be up to date. Please make sure I have all these updated additions.
4. I have forms if you Do Not Want your phone number listed in the ERPOA Directory for 2015-2016. Please fill them out and return to me.
5. I am still looking for two volunteers for block captains:
 - A. Aeries Way Drive starting with 14520 even numbers
 - B. Twin Eagle Lane starting with 7120 even numbers

6. It will be the responsibility of the Block Captains to deliver the directories to their residents. Thanks again for your help.

Deed of Restrictions Committee: Ed Schuler

1. On the November 25, 2014 tour we added 2 new property discrepancies. Most discrepancies from October were already corrected. Total outstanding property discrepancies as of this date are 11.
2. One resident has been cited for the third time for a dirty roof and junk in front of house, including gas cans and propane tanks. Ed Schuler recommended we start the fining process. The Board accepted Ed Schuler's recommendation and will move forward.

Golf Liaison Committee: Jim Roberto (Absent)

1. Upon completion of the drainage study ERPOA is undertaking, we want Steve to set up a meeting with management from Wells Fargo, so we can review our findings and share the maintenance responsibilities with them.

Landscape and Beautification Committee: Carolee Swales (Absent)

1. A replacement planting scheme will need to be developed in the near future for the Queen Palms located in the center island of Eagle Ridge Drive.

Legal Committee: Bill Barnes

1. Progress on Mouracade litigation—We are moving ahead with the litigation.

Security Committee: Connie Hope

1. Current bear facts. The bear has not been seen in two months.
2. Current status of Lee County Sherriff's Office Web Site. It is still not working correctly and I have been told they are still working on it.
3. Phone Number Handouts from the Lee County Sheriff's Office were provided.

Social Committee: Peggy Watts

1. A winter holiday social gathering is currently planned for January 10, 2015.
2. It will be on Saturday evening at 6:00PM at the Golf Course Club House. You will need to call Peggy Watts at 239-910-1039 and make a reservation. The number of persons attending is limited.

Welcoming Committee: Judy Norris

I will be interviewing a new resident on Aeries Way on Tuesday night. It will be in the newspaper for January, 2015.

Residents Comments:

1. Luther Ward: I received an article from a real estate agency. Summarized, it states that we have low annual fees which will bring in future buyers to our community.
2. Luther Ward: I have heard rumors about the golf course being sold and that we are buying it. We need to be careful how we state things.
Steve Norris: We are not buying the golf course.
3. Luther Ward: Inquired about the no parking signs progress..
Hewitt McCloskey: The parking on the road or on the grass cannot block the flow of traffic. If it becomes a major problem with many complaints by residents, the Board will consider a 'No Parking' sign program. Ed Schuler has put notes on the windshield of cars, stating they cannot park on the street or on the grass. If it becomes excessive, call the Sheriff's office. They have control of the roads.
4. Leslie Howard: There are people parking on Eaglet Court at the end at the cul-de-sac.
Hewitt McCloskey: These are County roads and they should not park in the middle of the cul-de-sac.
5. John Spiegel on Bald Eagle: Question about who is interested in purchasing the golf course?
Steve Norris: There are two candidates that are interested. One is an older one that is revisiting purchasing of the golf course; the other is a new one.
6. Don Alan: Is the golf course zoned for just a golf course or can they put houses on it.
Steve Norris: The density and drainage of the property is such that they will not be able to put houses on the golf course.

Motion for Adjournment:

First Motion for Adjournment: Steve Norris

Second Motion for Adjournment: Peter Van Leeuwen

All in favor.

Meeting Adjourned at: 7:55 PM